



To the Honorable Council
City of Norfolk, Virginia

July 12, 2011

From: Frank M. Duke, AICP, Planning Director

Subject: Change of zoning from C-2 (Corridor Commercial) district to conditional G-1 (Granby/Monticello Corridor Mixed Use) district at 110–118 17th, Street 1703–1717 Monticello Avenue, 113–115 18th Street and 1700–1720 Granby Street – Green at Ghent

Reviewed: Stanley Stein, Assistant City Manager

Ward/Superward: 2/6

Approved:

Item Number:

C-3

Marcus D. Jones, City Manager

I. Recommendation: Schedule Public Hearing

II. **Applicant:** Green at Ghent by Jon Wheeler
110 – 118 17th Street
1703 – 1717 Monticello Avenue,
113 – 115 18th Street; and
1700 – 1720 Granby Street

III. **Description:**
This agenda item is to allow the site to be developed with 130 apartment units.

IV. **Analysis**

- This 1.5 acre site is bounded by Granby Street, Monticello Avenue, and 17th and 18th Streets and is located in Downtown.
- The site was previously developed with a lawn and garden establishment, a restaurant, a car wash and a retail building.
- The *General Plan* designates this site as Mixed Use, making the proposed use consistent with the *General Plan*.
- The rezoning will result in 2,807 fewer possible daily vehicle trips.
- The change of zoning would accommodate the construction of a 130 unit apartment building subject to the conditions attached.

- The building will be five stories with entrance to the parking area provided from 18th Street.
- The building will contain an outdoor pool, raised landscape courtyard, club room, exercise area, dog run, leasing office with a lounging room.
- The attached conditions ensure compliance with ordinance requirements.

V. Financial Impact

The proposed change of zoning will expand the range of potential uses, possibly making the property more valuable as a redevelopment site.

VI. Environmental

- The proposed change of zoning will expand the G-1 district to the south and continue residential development of this area.
- The proposed development will have minimal impact on the surrounding neighborhood.
- This development will be required to obtain a Downtown Development Certificate.
- There was no opposition to this request at the public hearing.

VII. Community Outreach/Notification

- Legal notice was posted on the property on April 26th.
- A letter was sent to the Ghent and Downtown Civic League Presidents on April 21st.
- Letters were mailed to all property owners within 300 feet of the property on May 11th.
- Legal notification was placed in *The Virginian-Pilot* on May 12th and 19th.
- Notice was sent to Civic Leagues by the Department of Communications on May 13th.
- The Planning Commission held a public hearing on May 26, 2011.
- Public notification for this agenda item was conducted through the City of Norfolk's agenda notification process.

VIII. Board/Commission Action

- By vote of **3 to 1**, the Planning Commission recommended that the conditional change of zoning from C-2 to G-1 be approved.
 - The Commissioners in support acknowledged that the required Downtown Development Certificate would tie the proposed development to the elevations submitted with the application.
 - The Commissioner that opposed the request preferred that the proposed project be reviewed through the Design Review process.

IX. Coordination/Outreach

This letter has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Ordinance
- Location Map
- Zoning Map
- Site Plan
- Floor Plans
- Elevations
- Application

Proponents and Opponents:

Proponents:

Randolph Hoover
712 Westover Avenue
Norfolk, VA 23507

Thomas Retnauer
101 Avonlea Drive
Chesapeake, VA 23322

Jon S. Wheeler
2529 Virginia Beach Boulevard
Virginia Beach, VA 23452

Stephen Stritzl
717 Keri Court
Chesapeake, VA 23320

Patrice Hoover
7310 Ruthven Road
Norfolk, VA 23505

Brian Pilling
RDA
432 S. Battlefield Boulevard
Chesapeake, VA 23322

Geroqe Fox
211 B 80th Street
Virginia Beach, VA 23451


Sandra Baynes
RDA
432 S. Battlefield Boulevard
Chesapeake, VA 23322

Bryant Goodloe, P.E.
8809 Adams Drive East
Suffolk, VA 23433


Vic Yurkovic
1816 E. Ocean View Avenue
Norfolk, VA 23503

Opponents:

None

Form and Correctness Approved: 

Contents Approved:

By 
Office of the City AttorneyBy 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 110 THROUGH 118 17TH STREET, 1703 THROUGH 1717 MONTICELLO AVENUE, 113 AND 115 18TH STREET, AND 1700 THROUGH 1720 GRANBY STREET FROM C-2 (CORRIDOR COMMERCIAL) DISTRICT TO CONDITIONAL G-1 (GRANBY/MONTICELLO MIXED USE) DISTRICT.

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the properties located at 110 through 118 17TH Street, 1703 through 1717 Monticello Avenue, 113 and 115 18th Street, and 1700 through 1720 Granby Street are hereby rezoned from C-2 (Corridor Commercial) District to Conditional G-1 (Granby/Monticello Mixed Use) District. The properties are more fully described as follow:

Properties bounded by 17th Street to the south, by Granby Street to the east, by 18th Street to the north, and by Monticello Avenue to the west; premises numbered 110 through 118 17th Street, 1703 through 1717 Monticello Avenue, 113 and 115 18th Street, and 1700 through 1720 Granby Street.

Section 2:- That the property rezoned by this ordinance shall be subject to the following conditions:

- (a) The project will include an outdoor pool, a raised and landscaped courtyard, a club room, an exercise area, a dog run, and a leasing office with lounge area.
- (b) No more than 130 dwelling units will be provided on the property.
- (c) The site plan shall be developed in accordance with the conceptual site plan

attached hereto and marked as "Exhibit A," entitled "Green - Multifamily Apartment Building, Norfolk Virginia, Hoowhee Ventures, LLC and Wheeler Development, Conceptual Site Plan, Drawings 2 of 3, Proposed Rezoning" and prepared by Retnauer Design Associates, P.C.

- (d) The openings into the parking garage will be screened with landscaping and horizontal and vertical elements in order to limit visibility of parked cars from surrounding streets.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

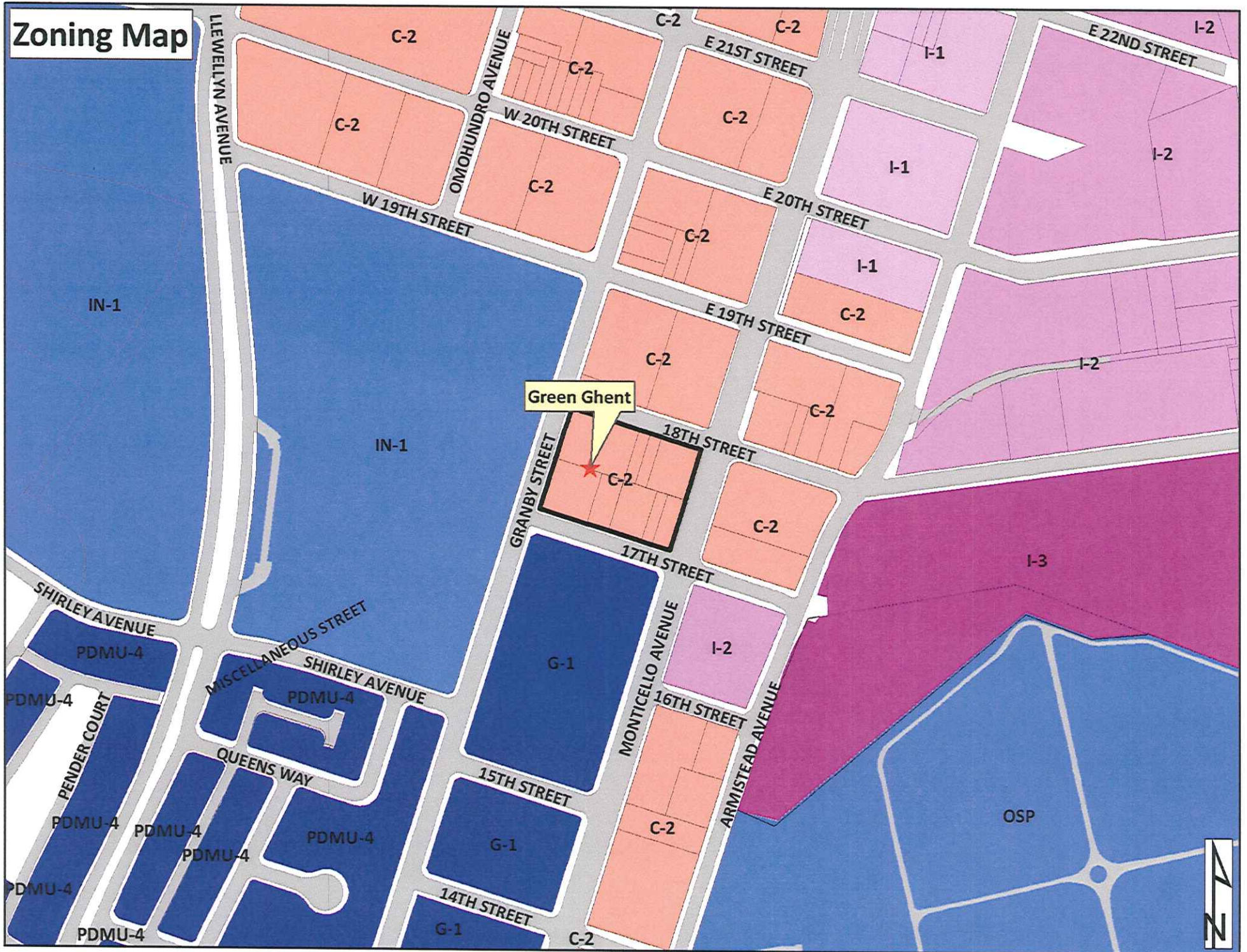
Exhibit A (1 page)



Location Map



Zoning Map



PHYSICAL SURVEY
A PART OF BUTCH PT AND COLUMBIA ISLAND
WILLIAMSTON
M. S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 83

DENOTES EXISTING
BUILDINGS ON F₁

UNCLASSIFIED

6-4" WIDE PLANTING STRIP (TP₂)

5'4" WIDE CONTINUOUS
CONCRETE WALKWAYS

HooWee
Ventures,
LLC

WHEELER
DEVELOPMENT



GREEN • Multifamily Apartment Building
Norfolk, Virginia
HOOVHEE VENTURES, LLC & WHEELER DEVELOPMENT
Conceptual Site Plan
Site Drawing 2 of 3 • Proposed Rezoning

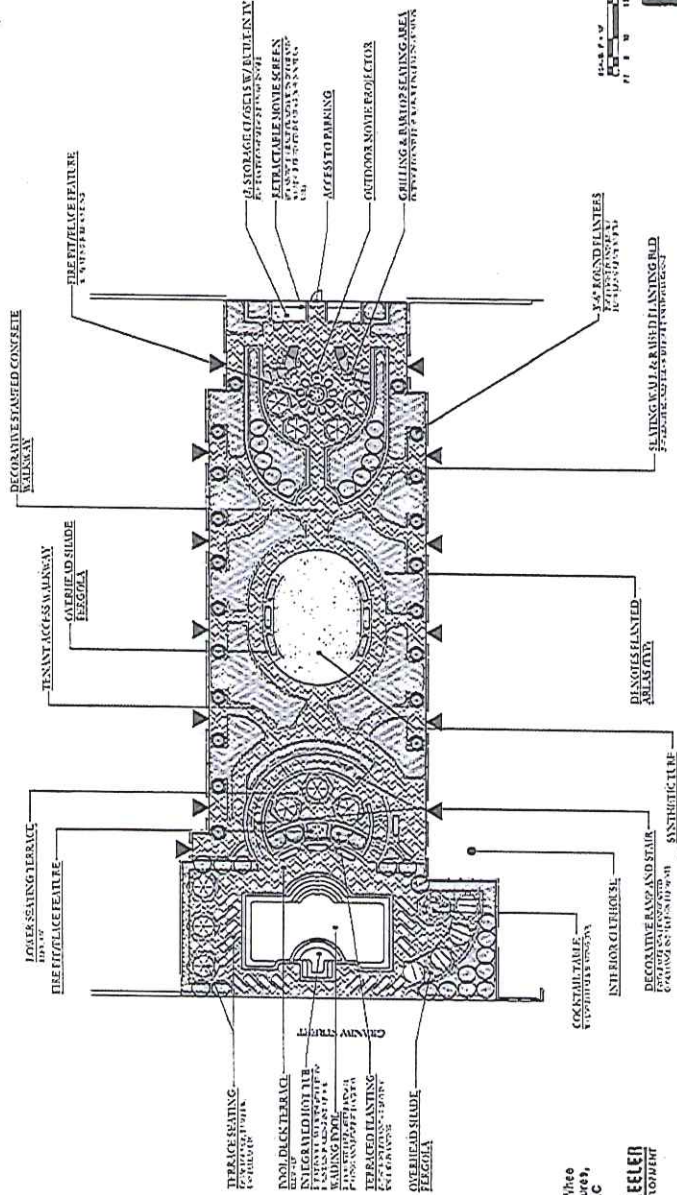
tsla Financial Services
Electric Vehicle
EVGO

A E ALDRICH
ENGINEERING
STEVEN ALDRICH, P.E.
201-377-4242 FAX 201-377-4243
www.aldrich-engineering.com



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INCORPORATED

Figure 1 is a schematic representation of the 120-min test protocol. It shows a horizontal timeline from 0 to 120 minutes. The timeline is divided into three main sections: a 10-minute section labeled 'FT 0-10', a 30-minute section labeled 'FT 10-40', and an 80-minute section labeled 'FT 40-120'. A 10-minute rest period is indicated at the end of the timeline, from 110 to 120 minutes.



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Ventures,
LLC

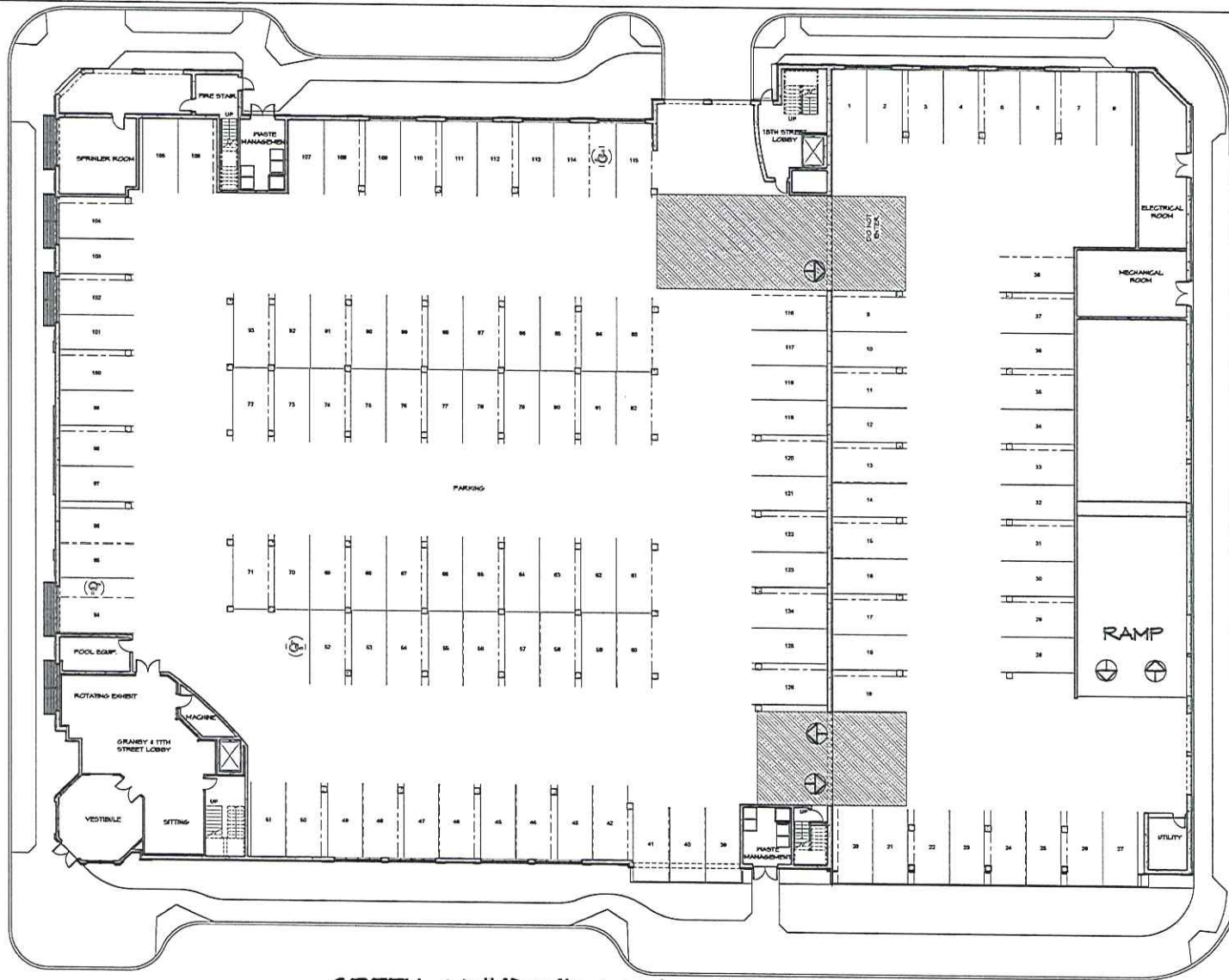


GREEN
OHENY

GREEN - Multifamily Apartment Building
Norfolk, Virginia
HOO WHEELER VENTURES, LLC & WHEELER DEVELOPMENT
Conceptual Green Roof Site Plan
Site Drawing 3 of 3 - Proposed Rezoning

SEAL
E ALDRICH
ENGINEERING
1100 ALABAMA AVE
SUITE 100
PORTLAND, ME 04101
TEL: 207.774.1100
WWW.ALDRICH-ENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
MECHANICAL
NO. 10000
STATE OF MAINE
CLANCY & ASSOCIATES
INC.



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DEVELOPMENT

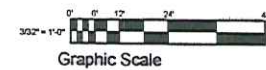
GREEN
GHENT

GREEN- Multifamily Apartment Building Norfolk, Virginia

HOOWHEE VENTURES, LLC & WHEELER DEVELOPMENT

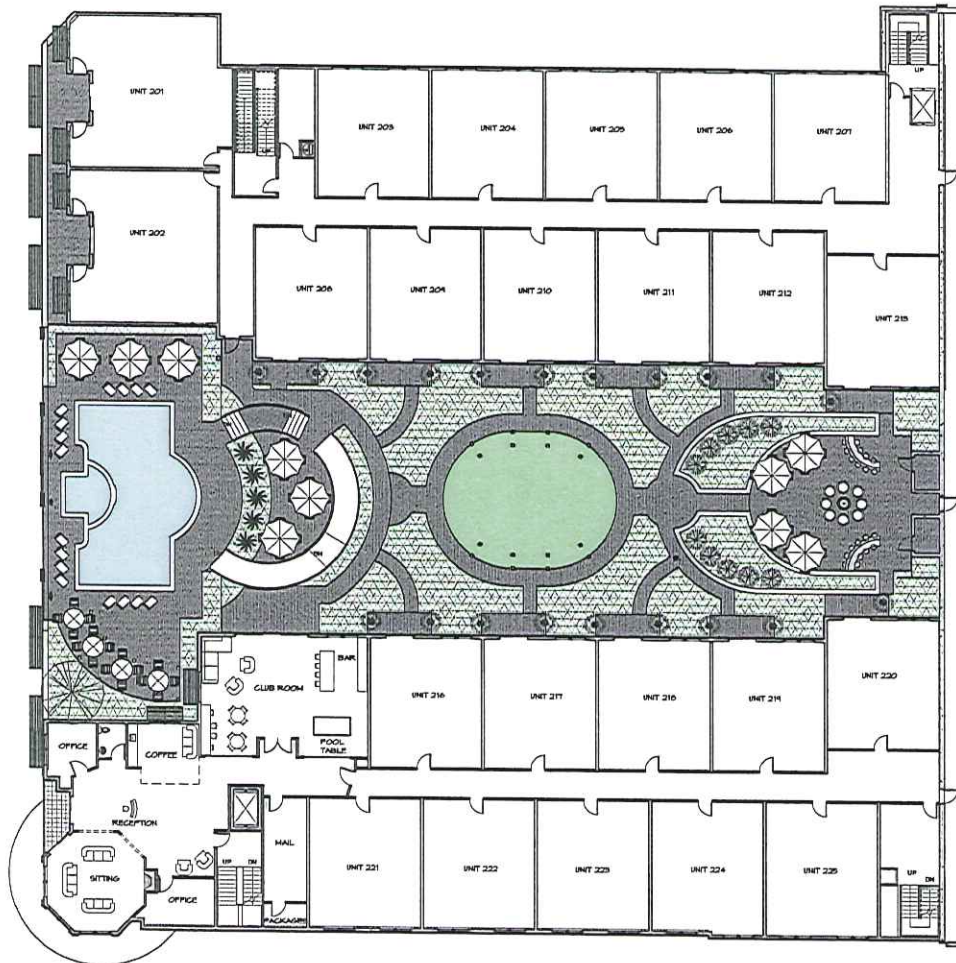
Ground Floor Plan

Architectural Drawing 1 of 9 - Proposed Rezoning



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BUILDING INFORMATION

FIRST FLOOR GROSS SF (STAIRS, LOBBIES, WASTE MANAGEMENT & MECHANICAL)	4,475 SF
SECOND FLOOR GROSS SF	27,450 SF
LOFT GROSS SF	13,960 SF
THIRD FLOOR GROSS SF	41,165 SF
FOURTH FLOOR GROSS SF	41,165 SF
FIFTH FLOOR GROSS SF	41,165 SF
BALCONIES (TOTAL ALL FLOORS) GROSS SF	7,900 SF
SECOND LEVEL STRUCTURED PARKING GROSS SF	14,335 SF
THIRD LEVEL STRUCTURED PARKING GROSS SF	14,335 SF

TOTAL GROSS FLOOR AREA TO
BE CONSTRUCTED 216,450 SF

LOT SIZE 63,000 SF

FLOOR AREA RATIO
(3.5 MAX. ALLOWED) 3.34

NOTE: GREEN ROOF (12,505 SF) NOT INCLUDED IN FAR CALCULATION

YARD REQUIREMENTS (75% MIN. REQUIRED)

112' - 0" BUILT TO LOT LINE AT GRANDY STREET = 78% OF FRONTAGE (230')

197' - 0" BUILT TO LOT LINE AT MONTICELLO AVENUE = 84.5% OF FRONTAGE (230')

LOT COVERAGE
(80% MAX. ALLOWED) 71 %

NOTE: 6,123 SF OPEN SPACE AT GRADE 12,505 OPEN SPACE AT GREEN ROOF

GREEN SPACE PLANTING
(10% MIN. REQUIRED) 12.3 %

NOTE: 3,782 SF AT GRADE 4,023 SF AT GREEN ROOF

UNIT TYPE	QUANTITY	GROSS SF	GROSS SF INCL. BALCONY
UNIT TYPE A (2BR)	4	1072 SF	1132 SF
UNIT TYPE A-2 (2BR)	4	1170 SF	1230 SF
UNIT TYPE B (2BR - LOFT)	22	1262 SF	1262 SF
UNIT TYPE C (3BR)	3	1569 SF	1649 SF
UNIT TYPE D (1BR)	23	670 SF	730 SF
UNIT TYPE D-2 (1BR)	10	745 SF	805 SF
UNIT TYPE D-3 (1BR)	9	707 SF	847 SF
UNIT TYPE E (2BR)	14	1034 SF	1094 SF
UNIT TYPE F (2BR)	6	970 SF	1100 SF
UNIT TYPE G (1BR)	12	602 SF	682 SF
UNIT TYPE H (2BR)	3	1374 SF	1499 SF
UNIT TYPE H-2 (3BR)	1	1466 SF	1506 SF
UNIT TYPE I (2BR)	6	1650 SF	1745 SF
130 TOTAL UNITS	(62) 1BR - (61) 2BR - (7) 3BR		

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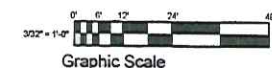
GREEN- Multifamily Apartment Building

Norfolk, Virginia

HOOWHEE VENTURES, LLC & WHEELER DEVELOPMENT

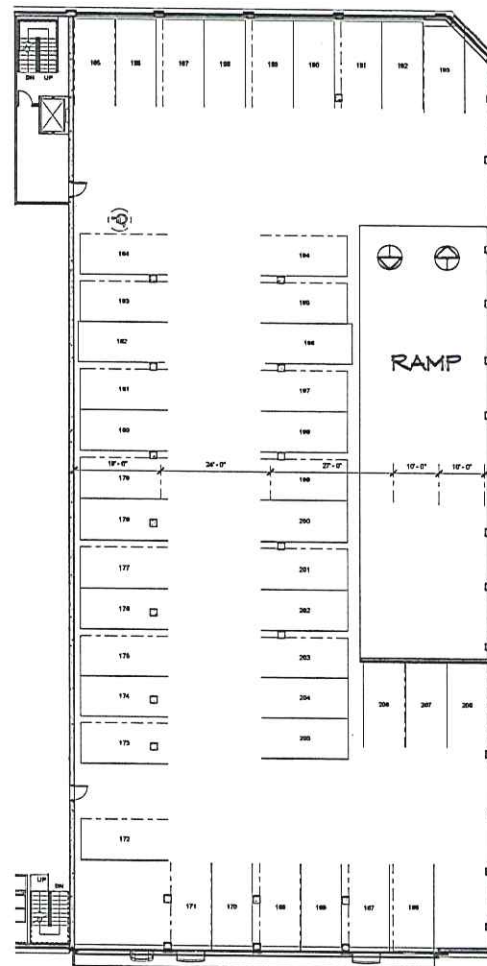
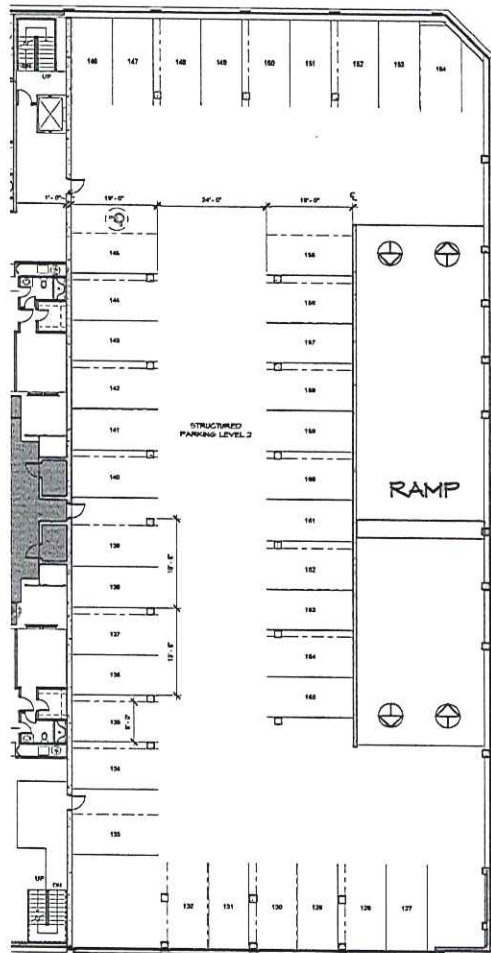
Second Floor Residential Plan

Architectural Drawing 3 of 9 - Proposed Rezoning



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ASSOCIATES, P.C.





PARKING INFORMATION

130 APARTMENT UNITS X 1.6 SPACES PER UNIT = 208 SPACES
 9 X 14' PARKING SPACES WITH 24' DRIVE AISLES - TYPICAL
 5 HANDICAPPED ACCESSIBLE SPACES

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GREEN- Multifamily Apartment Building

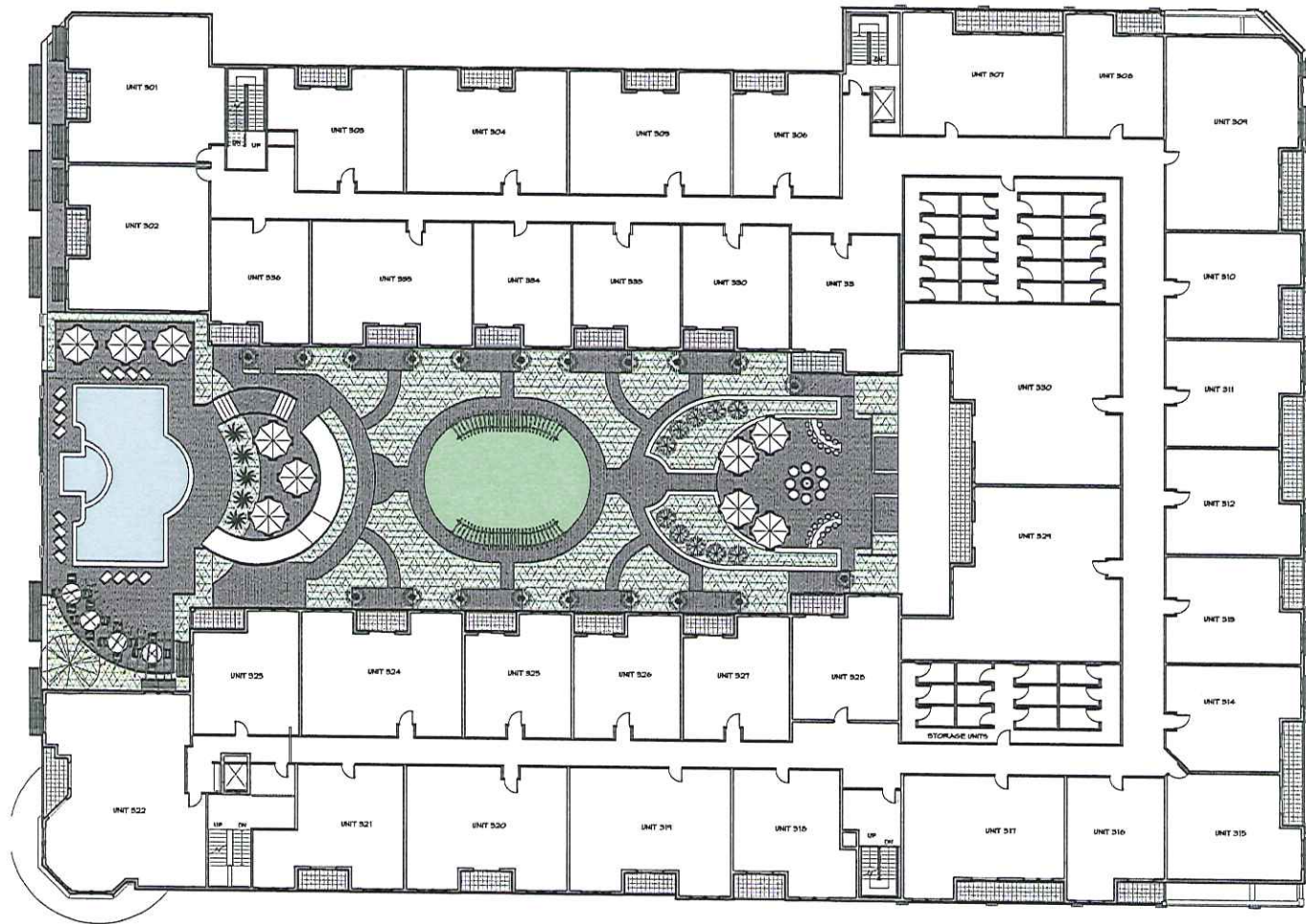
Norfolk, Virginia

HOOWHEE VENTURES, LLC & WHEELER DEVELOPMENT

Second & Third Levels Structured Parking

Architectural Drawing 2 of 9 - Proposed Rezoning





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DEVELOPMENT

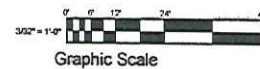
GREEN
GHENT

GREEN- Multifamily Apartment Building Norfolk, Virginia

HOOWHEE VENTURES, LLC & WHEELER DEVELOPMENT

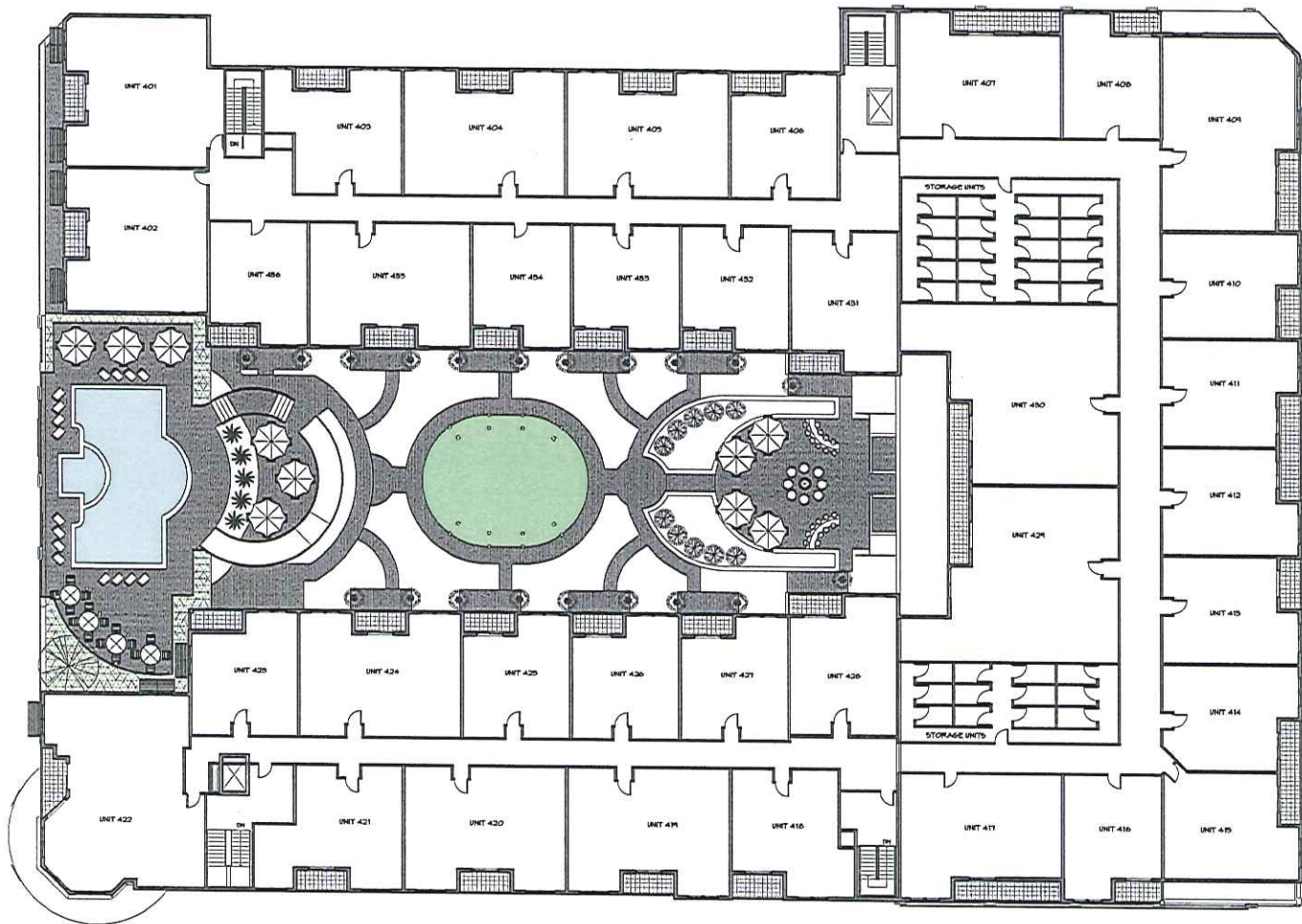
Third Floor Residential Plan

Architectural Drawing 4 of 9 - Proposed Rezoning



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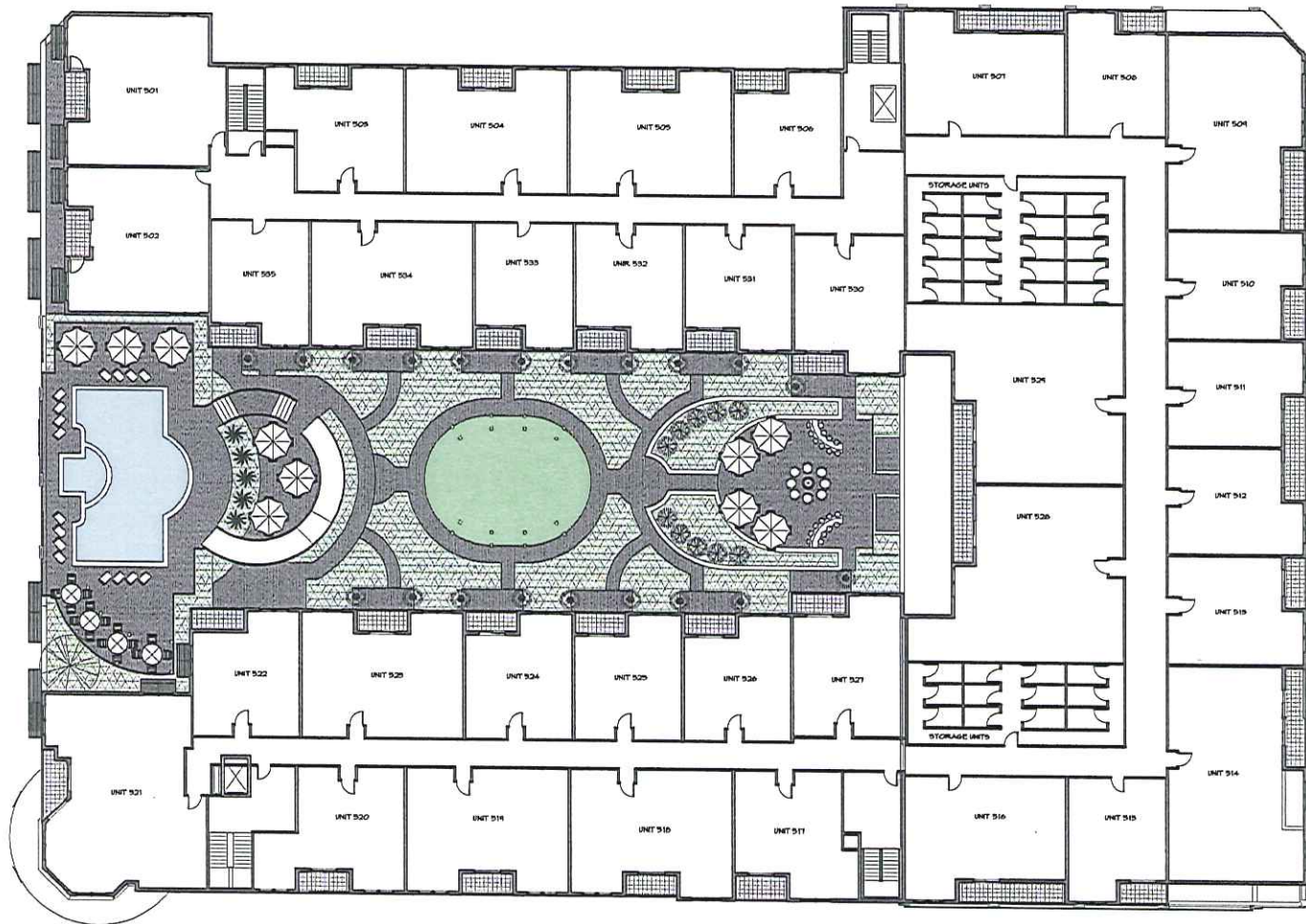


GREEN- Multifamily Apartment Building
Norfolk, Virginia
HOOWHEE VENTURES, LLC & WHEELER DEVELOPMENT
Fourth Floor Residential Plan
Architectural Drawing 5 of 9 - Proposed Rezoning



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GREEN- Multifamily Apartment Building
Norfolk, Virginia
HOOWHEE VENTURES, LLC & WHEELER DEVELOPMENT
Fifth Floor Residential Plan
Architectural Drawing 6 of 9 - Proposed Rezoning

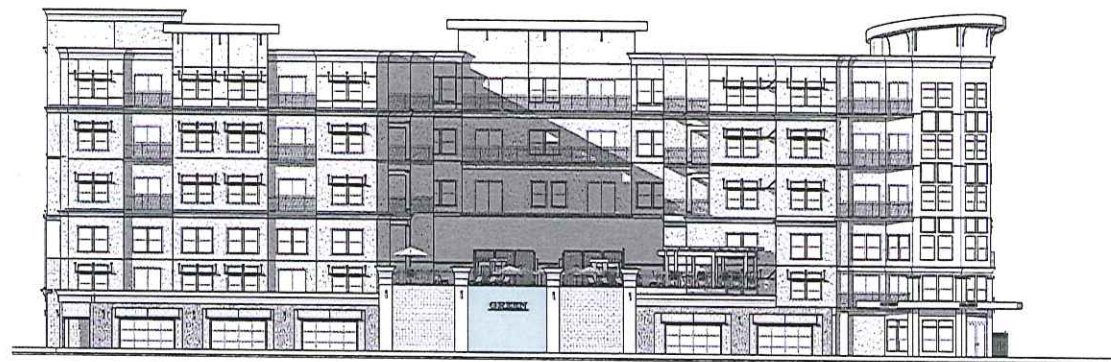
0' 6' 12' 24' 48'
3/32" = 1'-0"
Graphic Scale

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11TH STREET



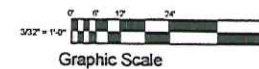
GRANBY STREET

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LLC



GREEN- Multifamily Apartment Building
Norfolk, Virginia
HOOWHEE VENTURES, LLC & WHEELER DEVELOPMENT
Building Elevations

Architectural Drawing 8 of 9 - Proposed Rezoning



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12TH STREET



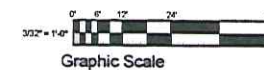
MONTICELLO AVENUE

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LLC



GREEN- Multifamily Apartment Building
Norfolk, Virginia
HOOWHEE VENTURES, LLC & WHEELER DEVELOPMENT
Building Elevations

Architectural Drawing 9 of 9 - Proposed Rezoning



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Ventures,
LLC

WHEELER
DEVELOPMENT

GREEN
GHENT

GREEN- Multifamily Apartment Building
Norfolk, Virginia
HOOWHEE VENTURES, LLC & WHEELER DEVELOPMENT
View from Granby Street

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GREEN- Multifamily Apartment Building
Norfolk, Virginia
HOOWHEE VENTURES, LLC & WHEELER DEVELOPMENT
View from Monticello Avenue



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HooWhee
Ventures,
LLC

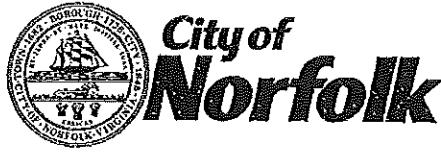
WHEELER
DEVELOPMENT

GG
GREEN
GHENT

GREEN- Multifamily Apartment Building
Norfolk, Virginia
HOOWHEE VENTURES, LLC & WHEELER DEVELOPMENT
View from Granby Street

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CONSTRUCTION COMPANY



APPLICATION CHANGE OF ZONING

Date of application: April 11, 2011

Change of Zoning

From: C-2 Zoning To: G-1 Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number), (Street Name), (Existing Use), (Building Square Footage)

Project encompasses entire block: Granby Street, Monticello Avenue, 17th Street & 18th Street:

(1720), (Granby Street) (Dynasty Buffet –Restaurant), (Approx. 7,000 SF)

(110), (E 17th Street), (Weltons Seafood-Retail) (Approx. 470 SF)

(112), (E 17th Street), (Painted Lady-Restaurant), (Approx. 3,110SF)

(114), (E 17th Street), (2nd Floor Apartments), (Approx. 3,578SF)

(118), (E 17th Street), (Angella Day Spa + 2nd Floor apartments), (Approx. 1,752 SF)

(1703), (Monticello Ave), (Xylem Tree Experts - Office Building), (Approx. 2,410 SF)

(1711), (Monticello Ave), (Downtown Auto Cleaners -Car Wash Service), (Approx. 1,268SF)

Proposed Use: Multifamily Apartment Building

Proposed Building Square Footage:

Lot Size: 63,800 S.F.

Approximate Total Building Gross Floor Area: 215,231 S.F.

First Floor Gross SF (STAIRS, LOBBIES, WASTE MANAGMENT & MECHANICAL): 4,975 SF

Second Floor Gross SF: 7,450 SF

Loft Gross SF: 12,740 SF

Third Floor Gross SF: 41,165 SF

Fourth Floor Gross SF: 41,165 SF

Fifth Floor Gross SF: 41,165 SF

Balconies (Total All Floors) Gross SF: 7,900 SF

Second Level Structured Parking Gross SF: 19,335 SF

Third Level Structured Parking Gross SF: 19,335 SF

Total Gross Floor Area to be constructed: 215,231 SF,

Floor Area Ratio - 3.37 (3.5 MAX. Allowed)

NOTE: Green Roof (12,585 SF) Not Included in FAR Calculation

Trade Name of Business (If applicable): Green

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) Wheeler (MI) S (First) Jon

Mailing address of applicant (Street/P.O. Box): Riversedge North, 2529 Virginia Beach Boulevard
(City) Virginia Beach (State) VA (Zip Code) 23452

Daytime telephone number of applicant (757) 627-9088 Fax (757) 627-9081

E-mail address of applicant: jon@wheelerint.com

Name of property owner: HooWhee Ventures, LLC c/o Wheeler Development

Mailing address of applicant (Street/P.O. Box): Riversedge North, 2529 Virginia Beach Boulevard
(City) Virginia Beach (State) VA (Zip Code) 23452

Daytime telephone number of applicant (757) 627-9088 Fax (757) 627-9081

CIVIC LEAGUE INFORMATION

Civic League contact: Ghent Business Association: Pat Moore & Jim Owens, Ghent Square Community Association: Aaron Cohen, Ghent Neighborhood League: Joanne McEnery.

Date(s) contacted: April 5, 2011

Ward/Super Ward information: (Owners as listed above)

DESCRIPTION:

GREEN contains 130 residential apartments – (65) 1 Bedroom (57) 2 Bedroom and (8) 3 bedroom units. All second floor units will be loft style. All units will have exterior balconies.

There will be 208 covered parking spaces and approximately 12,585 sf of green roof on the second floor including gathering areas, pool and hot tub, etc. The building will be served by (2) elevators, and will have two separate garbage chutes allowing for recycling.

A first floor lobby will provide security and concierge services. Drop off areas for deliveries, moving, etc. will be provided on 17th and 18th Streets. Community rooms will consist of a game room, exercise room, theatre, leasing and business offices and gathering room. Storage units will be provided on the 4th and 5th floors.

CERTIFICATION: I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

SIGNED: _____  **4/11/2011**
(Property owner or authorized agent signature) (Date)

_____  **4/11/2011**
(Applicant signature) (Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569



APPLICATION CHANGE OF ZONING

Date of application: April 11, 2011

Change of Zoning

From: C-2 Zoning To: G-1 Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number), (Street Name), (Existing Use), (Building Square Footage)

Project encompasses entire block: Granby Street, Monticello Avenue, 17th Street & 18th Street:

(1720), (Granby Street) (Dynasty Buffet –Restaurant), (Approx. 7,000 SF)

(110), (E 17th Street), (Weltons Seafood-Retail) (Approx. 470 SF)

(112), (E 17th Street), (Painted Lady-Restaurant), (Approx. 3,110SF)

(114), (E 17th Street), (2nd Floor Apartments), (Approx. 3,578SF)

(118), (E 17th Street), (Angella Day Spa + 2nd Floor apartments), (Approx. 1,752 SF)

(1703), (Monticello Ave), (Xylem Tree Experts - Office Building), (Approx. 2,410 SF)

(1711), (Monticello Ave), (Downtown Auto Cleaners -Car Wash Service), (Approx. 1,268SF)

Proposed Use: Multifamily Apartment Building

Proposed Building Square Footage:

Lot Size: 63,800 S.F.

Approximate Total Building Gross Floor Area: 215,231 S.F.

First Floor Gross SF (STAIRS, LOBBIES, WASTE MANAGMENT & MECHANICAL): 4,975 SF

Second Floor Gross SF: 7,450 SF

Loft Gross SF: 12,740 SF

Third Floor Gross SF: 41,165 SF

Fourth Floor Gross SF: 41,165 SF

Fifth Floor Gross SF: 41,165 SF

Balconies (Total All Floors) Gross SF: 7,900 SF

Second Level Structured Parking Gross SF: 19,335 SF

Third Level Structured Parking Gross SF: 19,335 SF

Total Gross Floor Area to be constructed: 215,231 SF,

Floor Area Ratio - 3.37 (3.5 MAX. Allowed)

NOTE: Green Roof (12,585 SF) Not Included in FAR Calculation

Trade Name of Business (If applicable): Green

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APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) Wheeler (MI) S (First) Jon

Mailing address of applicant (Street/P.O. Box): Riversedge North, 2529 Virginia Beach Boulevard
(City) Virginia Beach (State) VA (Zip Code) 23452

Daytime telephone number of applicant (757) 627-9088 Fax (757) 627-9081

E-mail address of applicant: jon@wheelerint.com

Name of property owner: HooWhee Ventures, LLC c/o Wheeler Development

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